002.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,200 / 901,200
					USE VALUE:	901,200 / 901,200
					ASSESSED:	901,200 / 901,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOBSON MARC & SHARON
Owner 2:	
Owner 3:	
Street 1:	72 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TORRES MARCELO J -
Owner 2:	FINNERTY ELLEN P -
Street 1:	72 MAGNOLIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 3150 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	468,700	500	432,000	901,200
Total Card	0.092	468,700	500	432,000	901,200
Total Parcel	0.092	468,700	500	432,000	901,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.10 | /Parcel: 286.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 1447
GIS Ref:
GIS Ref:
Insp Date: 07/29/20

!144!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	442,200	500	4,000.	432,000	874,700	874,700	Year End Roll	12/18/2019
2019	101	FV	328,000	500	4,000.	459,000	787,500	787,500	Year End Roll	1/3/2019
2018	101	FV	328,000	500	4,000.	334,800	663,300	663,300	Year End Roll	12/20/2017
2017	101	FV	328,400	0	4,000.	291,600	620,000	620,000	Year End Roll	1/3/2017
2016	101	FV	327,600	0	4,000.	248,400	576,000	576,000	Year End	1/4/2016
2015	101	FV	309,300	0	4,000.	243,000	552,300	552,300	Year End Roll	12/11/2014
2014	101	FV	309,300	0	4,000.	199,800	509,100	509,100	Year End Roll	12/16/2013
2013	101	FV	309,300	0	4,000.	190,100	499,400	499,400		12/13/2012

PRINT

Date	Time
12/10/20	16:00:47

LAST REV

Date	Time
08/03/20	11:09:42
danam	
144	

USER DEFINED

Prior Id # 1:	1447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORRES MARCELO	1492-135		7/7/2016		840,000	No	No		
ATKINSON ANDREW	1295-58		1/18/2005		585,000	No	No		
ATKINSON ANDREW	1265-187		3/24/2003	Family	1	No	No		
ATKINSON ANDREW	1220-83		4/21/2000	Convenience	1	No	No	4	
FISHER DAVID	1186-145		4/29/1998		267,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1319	Dormers	38,500					
11/5/1992	582		6,000					REMODEL 1ST/2ND

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2020	Measured		
8/26/2017	Meas/Inspect	HS	Hanne S
3/7/2017	SQ Returned	MM	Mary M
2/7/2009	Meas/Inspect	336	PATRIOT
6/12/2005	MLS	HC	Helen Chinal
9/22/1999	Meas/Inspect	243	PATRIOT
4/3/1998		AP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11874998
Const Adj.:	1.02584088
Adj $ / SQ:	149.196
Other Features:	90552
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525425
Depreciation:	56746
Depreciated Total:	468679

COMMENTS

2OF= BMT SINK AND XTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

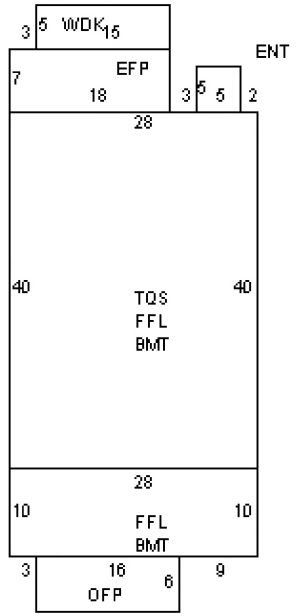
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.20
Special Features:	0	Val/Su Net:	118.30
Final Total:	468700	Val/Su SzAd	209.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,400	63.670	89,137
FFL	First Floor	1,400	149.200	208,874
TQS	3/4 Story	840	149.200	125,324
EFP	Enclos Porch	126	50.090	6,312
OFP	Open Porch	96	34.560	3,318
WDK	Deck	75	16.410	1,231
ENT	ENTRY	25	27.080	677
	Net Sketched Area:	3,962	Total:	434,873
Size Ad	2240	Gross Are	4242	FinArea 3150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500